



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating annexation/reorganization proceedings for Lodi West Addition (Robert Batch Property)

MEETING DATE: November 20, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating annexation/reorganization proceedings for Lodi West Addition (Robert Batch property).

BACKGROUND INFORMATION: The Lodi West Addition is bounded by Lodi Park West Subdivision on the north, Lower Sacramento Road on the east, and the Woodbridge Irrigation District canal on the south and west. It is addressed as 16891 North Lower Sacramento Road (APN 029-030-33) and contains 100.1 acres.

At its meeting of November 6, 1991 the City Council introduced Ordinance No. 1530 which rezoned 16891 North Lower Sacramento Road, R-1, Single-Family Residential, R-2, Single-Family Residential and P-D(29) Planned Development District No. 29, as requested by Baumbach and Piazza, Inc. on behalf of Robert Batch. The rezoning is required by the San Joaquin Local Agency Formation Commission and is the first step in the annexation/reorganization process.

FUNDING: Application Fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED: 

THOMAS A. PETERSON



recycled paper



civil engineers

323 West Elm Street
Lodi, California 95240

BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

August 9, 1991

JOB NO. 9090

Mr. Jim Schroeder, Director
City of Lodi
Community Development Department
221 West Pine Street
Lodi, CA 95240

**Re: GENERAL PLAN AMENDMENT
REZONING APPLICATION
ENVIRONMENTAL ASSESSMENT
ANNEXATION TO CITY OF LODI**

Dear Jim:

We are requesting a General Plan Amendment, Rezoning, Environmental Assessment, and Annexation to the City of Lodi for the enclosed property. I am enclosing the various applications along with vicinity maps of the area, preliminary tentative maps and checks in the amount of **8250.00** for each parcel.

I am preparing legal descriptions for **each** parcel, and will submit prior to your application to LAFCO.

Please review and process this application as soon as **you** can. If you need any additional information or whatever, please call me.

Please note that the enclosed tentative maps are only preliminary at this stage, **but** should give you and LAFCO a review of our proposed development.

Sincerely,

GLEN I. BAUMBACH

GIB:jc

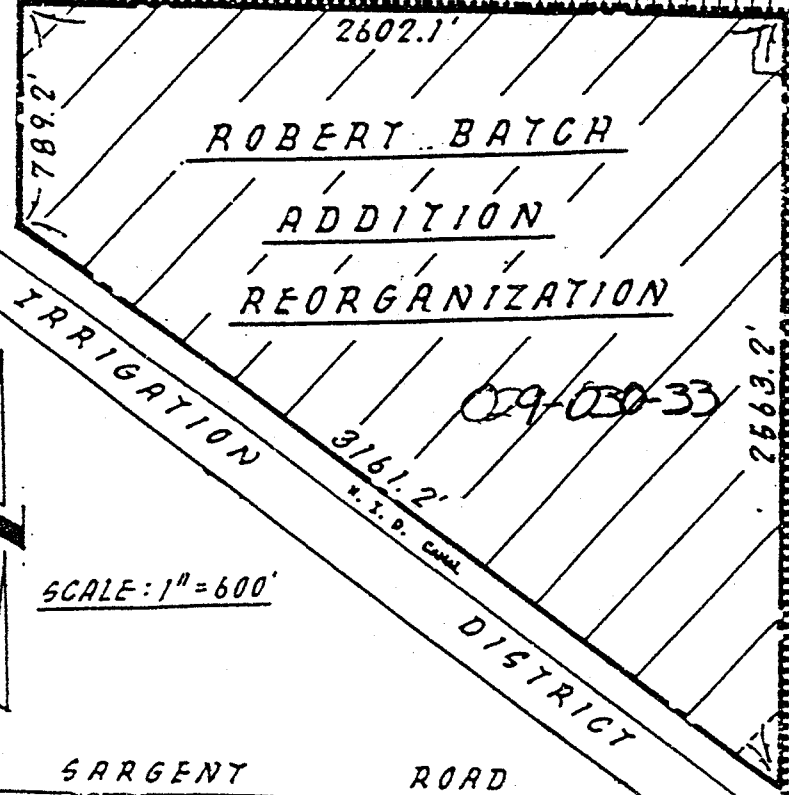
Enclosures

ROBERT BATCH ADDITION
REORGANIZATION
100.1 ± ACRES

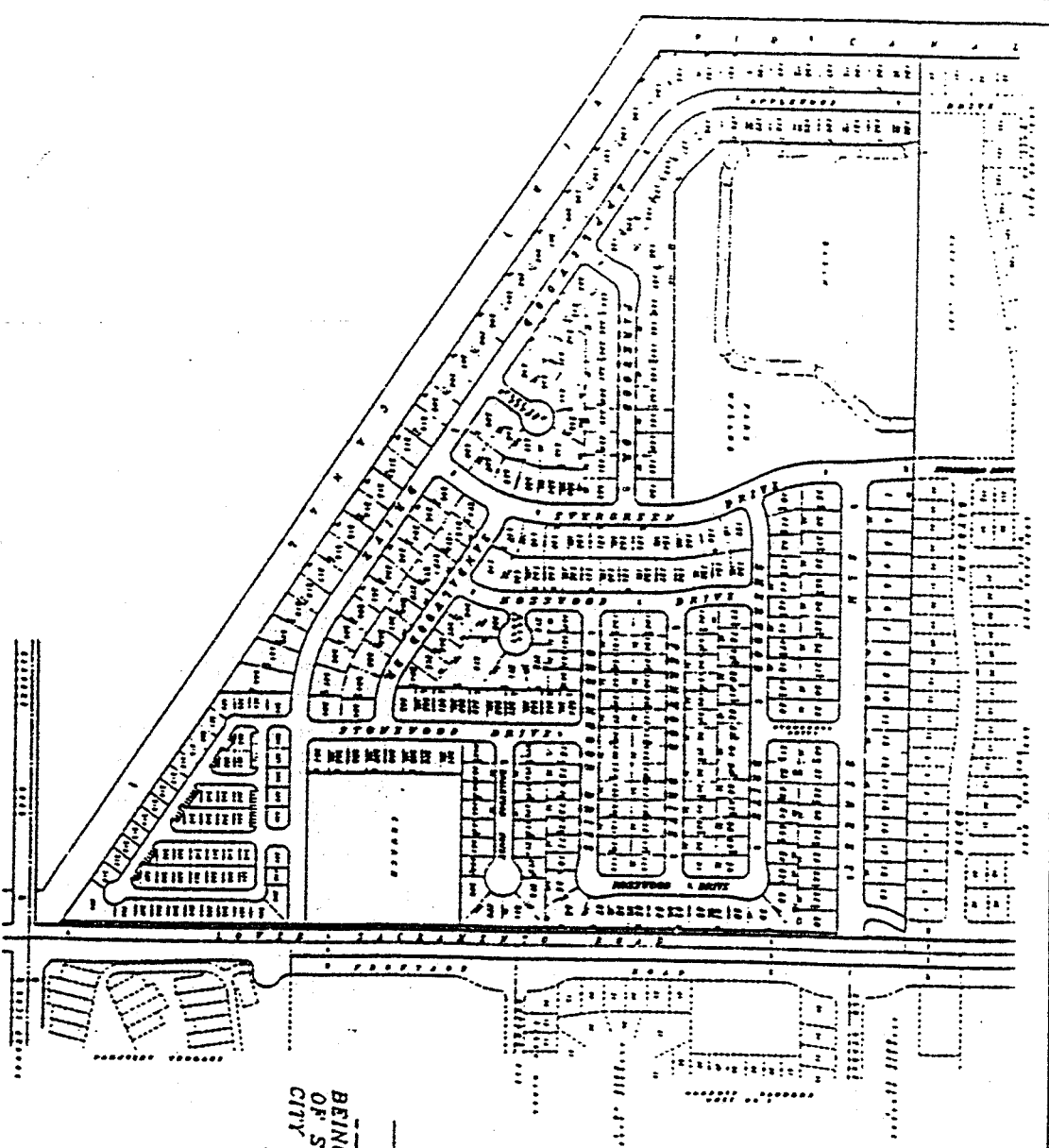
ROBERT BATCH
ADDITION
REORGANIZATION

029-030-33

SCALE: 1" = 600'



#89173



LODI WEST

BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 3, T. 3 N., R. 6 E., W. D. B. & M.,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST, 1991

SCALE: 1" = 150'

Proposed by

Approved by
DAVID A. FLAHERTY
1000 N. 10th St.
Lodi, CA 95240

DAVID A. FLAHERTY
1000 N. 10th St.
Lodi, CA 95240

RESOLUTION NO. 91-208 .

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "LODI WEST ADDITION",
(ROBERT BATCH PROPERTY) INCLUDING THE DETACHMENT OF CERTAIN
TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government
Reorganization Act of 1985, and;

WHEREAS, the nature of the proposed change of organization is the
annexation to the City of Lodi of a combined area comprising 100.1
acres more or less adjacent to the City limits bounded by Lodi Park
West Subdivision on the north, Lower Sacramento Road on the east, and
the Woodbridge Irrigation District canal on the south and west, and
withdrawal of said 100.1 acres from the Woodbridge Rural County Fire
District and the San Joaquin County Resource Conservation District,
located within the area to be annexed to the City of Lodi, APN
029-030-33), 16891 North Lower Sacramento Road, as described in Exhibit
A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected,
and;

WHEREAS, the subject area proposed to be annexed to the City of
Lodi and detached from the Woodbridge Rural County Fire District and
the San Joaquin County Resource Conservation District is uninhabited,
and;

WHEREAS, no new districts are proposed to be formed by this
reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines
of the City and will generate service needs substantially
similar to that of other incorporated urban areas which
require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will
result in improved economics of scale in government
operations while improving coordination in the delivery of
planning services;
- (3) The residents and taxpayers of the County of San Joaquin
will benefit from the proposed reorganization as a result
of savings to the County by reduction of County required
services in unincorporated but urban oriented area;

- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Lodi blest Addition" (Robert Batch property) which includes annexation of a combined 100.1 acres, and detachment from the Woodbridge Rural County Fire District and the San Joaquin County Resource Conservation District, **as** described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Oated: November 20, 1991

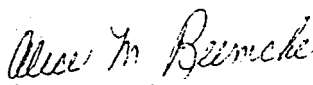
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I hereby certify that Resolution No. 91-208 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 20, 1991 by the following vote:

Ayes: Council Members - Hinchman, Pennino, Sieglock, Snider
and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None


Alice M. Reimche
City Clerk

91-208

RES91208/TXTA.02J

OCTOBER 22, 1991
JOB NO. 89113

LEGAL DESCRIPTION FOR "LODI WEST" ANNEXATION

A portion of the Southwest quarter of Section 3, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California being described as follows:

Beginning at a point being North 89° 30' 30" West. 40.00 feet from the Northeast corner of the Southwest quarter of Section 3, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, said point also being the Northwest corner of that "Parkview Terrace Annexation" to the City of Lodi as described in City of Lodi Resolution No. 87-023; thence parallel to and 40 feet West of, as measured perpendicular to, the East line of the Southwest quarter of Section 3, Township 3 North, Range 6 East. South, 2563.20 feet to the intersection of the North line of Woodbridge Irrigation District right of way and the West line of Lower Sacramento Road being 80 feet wide; thence along the North and East line of said Woodbridge Irrigation District right of way. North 55° 22' 30" West. 3161.20 feet more or less to the intersection of the irrigation right of way and the West line of the Southwest quarter of Section 3; thence along the West line of said Southwest quarter. North 0° 03' West. 789.20 feet more or less to the Northwest corner of the Southwest quarter of Section 3, said point also being the Southwest corner of the "Kennedy-Taylor Addition" to the City of Lodi by Resolution No. 7866; thence along the South line of said "Kennedy-Taylor Addition", and the North line of said Southwest quarter of Section 3, South 89° 30' 30" East, 2602.10 feet more or less to the Point of Beginning and containing 100.19 acres more or less.

West development, 16891 North Lower Sacramento Road, APN 029-030-133, proposed Lodi

CITY COUNCIL

DAVID M HINCHMAN, Mayor
JAMES W PINKERTON, Jr
Mayor Pro Tempore
PHILLIP A PENNINO
JACK A SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P O BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333.6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

November 21, 1991

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1810 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

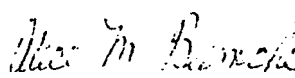
Enclosed herewith please find 4 certified copies of Resolution No. 91-208 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the 'Lodi West Addition' (Robert Batch property) annexation/reorganization Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LAFCO fee schedule (\$1,525.00).

Should you need additional information or have any questions regarding this matter, please don't hesitate to call.

Very truly yours,


Alice M. Reimche
City Clerk

AMR/jmp

Enclosures

ANNEX.05/TXTA.02J/ANNEX

JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:
LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald P. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

Phone: (209) 468-3198

Date: November 5, 1991

The undersigned, on behalf of the proponents of the subject **proposal**, hereby give notice of intention to:

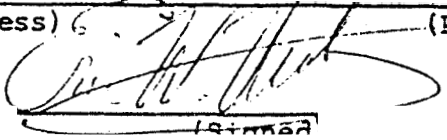
<u> </u> incorporate a city	<u> </u> disincorporate a city
<u> </u> form a district	<u> </u> dissolve a district
<u> X </u> annex territory to an agency	<u> X </u> detach territory from an agency
<u> </u> consolidate existing agencies	

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of **Proposal**",
2. Fifteen (15) copies of legal metes and bounds description of affected **territory** consistent with **standards** acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (**maps** to be no smaller than 8½" x 11" which is the most preferable size and **shall** be no larger than 18" x 26").
4. Filing and processing fees in accordance with LAFCO fee schedule.

The following **persons** (not to **exceed** three) are to be mailed copies of the Executive Officer's Report **and** Notice of Commission hearings regarding the **subject proposal**.

Robert Batch	1819 S. Cherokee Lane, #67, Lodi, CA 95240	(209) 334-2259
(Name)	(Address)	(Phone)
Alice M. Reimche	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)
James B. Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)


James B. Schroeder

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to **your** proposal, you may **so** state.

1. Local **Agency** organization **changes** hereby proposed--designate affected agencies and annexations by name: **LODI WEST ADDITION**
Withdraw from the Woodbridge Fire District and the San Joaquin County Resource Conservation District.
2. **Statutory** provisions **governing** proceedings: Local Government Reorganization Act 1985

Do proposed boundaries create an island or corridor of unincorporated territory? No.

Do proposed boundaries split lines of assessment or ownership? No.

5. Land area affected: Square miles .15 Acres 100+

6. Population in subject area: 0 Number of registered voters: 0

7. Registered voter density (per acre): 0 Number of dwelling units: 0

8. Estimate of population increase in next 10 years: 997 persons.

9. Present **land** use of subject area: Agriculture.

10. What is the intended development of this area: Low Density Residential.

11. Present zoning: General Agriculture.

12. Describe proposed zoning changes: The property will be zoned R-1, R-2 and PD, Single-Family Residential and Planned Development District.

13. Assessed value of **land**: \$ 90,690

14. Assessed value of improvements \$ 4,620

15. Value of publicly owned **land** in area: \$ None.

16. Governmental services required by this proposal which are not presently available: Municipal sewer, water, storm drainage, City police and fire protection.

17. What alternative measures would provide services listed in Item 16 above? Private well and septic tank; Woodbridge Rural County Fire District and County Sheriff.

18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? ^{Extensions} of sewer, water, storm drainage and electrical lines; extensions of streets, curbs, gutters and sidewalks.

19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? Exact costs have not been determined.

20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to the construction of any buildings.

21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.

22. ☒ Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to
LAFCO Commissioners on Page 3.

(Rev. 4-85)

CITY COUNCIL

AVID M. HINCHMAN, Mayor
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City Service Plan and Agricultural Conversion ~~Statement~~ Lodi ~~Vest~~

Enumeration of Services

The City of Lodi provides ~~sanitary~~ sewer, water, storm drainage, and electrical power, as well as ~~police~~ and ~~fire~~ protection to all parcels within the City limits. Natural ~~gas~~ is provided by P. G. & E., and Pacific ~~Bell~~ provides telephone service.

Level and Range of Service

The City of Lodi ~~will~~ provide the full level and range of ~~required~~ urban services. The project Will be served by a 15" sewer line that runs through ~~the~~ northern edge of the property from Evergreen Drive to Lower Sacramento Road and a 15" main line in ~~tower~~ Sacramento Road ~~running north to south~~ along the ~~eastern boundary~~. The project will also be served by a 10" water main that terminates in the south end of Evergreen Drive as well as a main line running north to south in Lower Sacramento road. An existing 36" storm drain line that runs from the end of Evergreen Drive east through the property and connects with a main line in Lower Sacramento road will provide service. Electricity, natural gas and telephone service are available to the property.

Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

Improvements Required

When the property is improved, the developer will be required to make any necessary utility extensions. This will include the following:

1. Sanitary Sewer- extend existing 15" line to the north and 15" tie along the eastern boundary into the project site with eight or ten inch line.
2. Water- extend existing 10" water line in from along Lower Sacramento Road and from the termination point in Evergreen Drive. Loop 8" internal lines throughout the property.
3. Storm Drainage- no extensions required.
4. Streets- full improvements will be required including, curbs, gutter, sidewalk, pavement, signal upgrades, and signage.

Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required.

Statement on the Conversion of Prime Agricultural Land

Development of the Lodi West property will result in the conversion of approximately 100 acres of prime agricultural land. Unfortunately, in Lodi the conversion of prime agricultural land is unavoidable. All the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct development toward non-prime agricultural land.

The Lodi West property is a reasonable extension of the existing City limits. The property abuts existing City limits and can be easily served by City utilities. The property is within the General Plan boundaries of the City and the City's utility system has been designed to serve the project area.

civil engineers



BAUMBACH & PIAZZA, INC.

323 West Elm Street
Lodi, California 95240

Phone (209) 368-6618

OCTOBER 22, 1991
JOB NO. 89113

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#89113

E/I/I/I ACCOUNT
ROBERT BATCH

0-7053/3211
BRANCH 016

11/19/91

PAY TO THE
ORDER OF

LAFCO

\$ 1525⁰⁰/₁₀₀

One thousand five hundred twenty-five and ⁰⁰/₁₀₀ DOLLARS

STOCKTON SAVINGS BANK ...

A FINANCIAL TRADITION SINCE 1887

LODI CHURCH STREET BRANCH
200 N. CHURCH STREET, LODI, CA 95240

FOR

city annotation

Robert Batch